

May 16, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06PM0299

Kroger Mid-Atlantic
(Kroger Expansion – Hicks Road)

Clover Hill Magisterial District
Northeast Quadrant of Hull Street and Hicks Roads.

REQUEST: Kroger Mid-Atlantic is requesting site plan approval for an expansion of the existing facility to include a freezer expansion as well as a drive-thru pharmacy.

RECOMMENDATION

Staff recommends approval based on the following reason:

The plan complies with the Zoning Ordinance and zoning case requirements.

GENERAL INFORMATION

Associated Public Hearing Cases:

96SN0228 – Development Options, Inc.

Applicant:

Kroger Mid-Atlantic

Location:

Located in the northeast quadrant of the intersection of Hull Street Road and Hicks Road.
Tax ID: part of 759-693-0608. (Sheet 11)

Existing Zoning and Land Use:

C-3 with existing Kroger grocery store.

Adjacent Zoning and Land Use:

North – Agricultural; public/semi-public (church)
South – C-2 with Conditional Use Planned Development and C-3; vacant
East – C-3; Vacant
West – C-3; Vacant, A; Single-family residential

Size:

Part of 18.27 acres

BACKGROUND

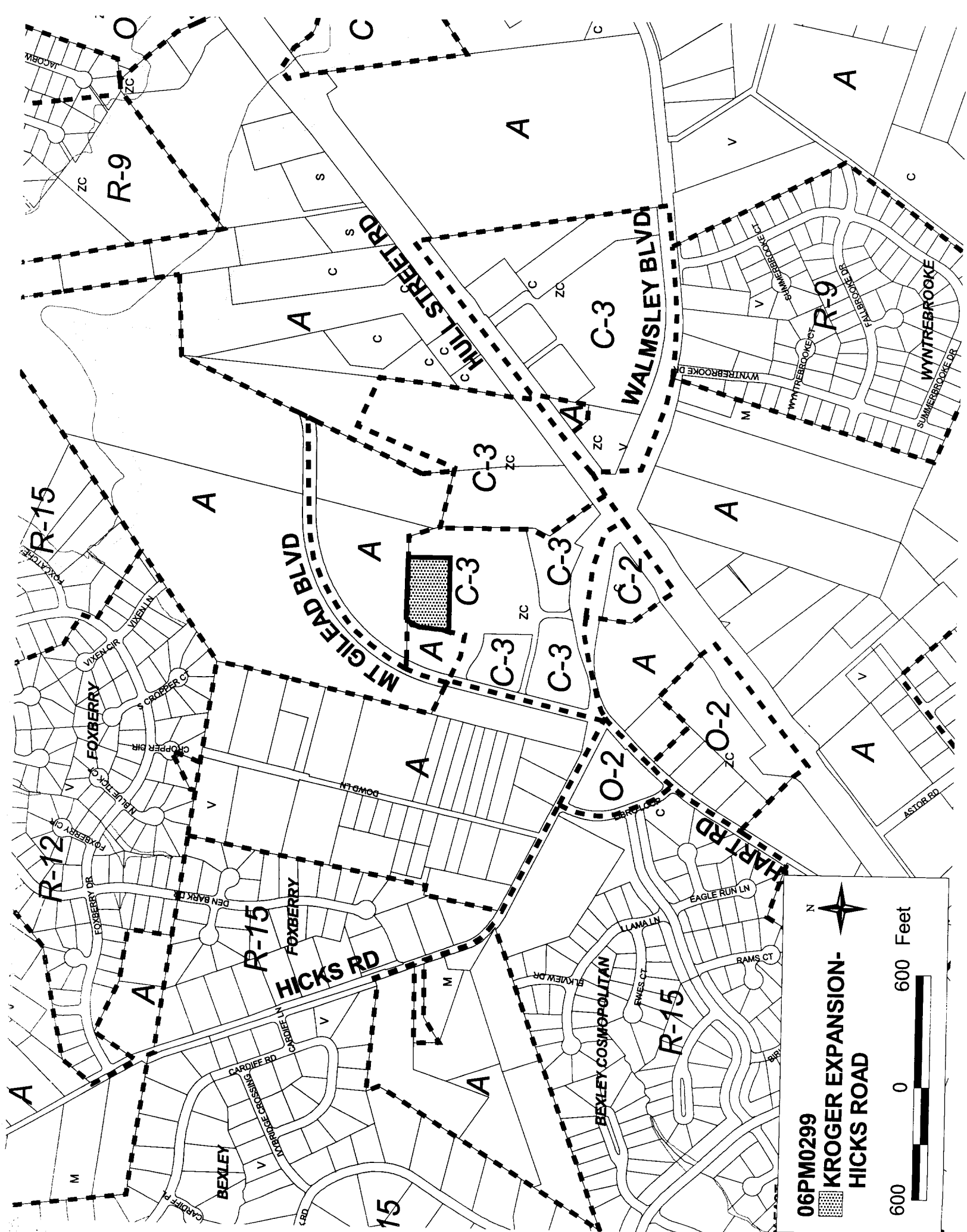
Zoning Case 96SN0228 was a request to rezone a parcel from A to C-3 for the construction of a grocery store. The applicable portions of the conditions of zoning are listed below:

8. Site Plans shall be submitted to the Planning Commission for review and approval.


The proposed expansion includes a new pharmacy drive-thru canopy and a freezer expansion. Because the parcel is located in the Emerging Growth and 360 East Corridor Focus Areas, architectural treatment as well as other development standards must be met.


CONCLUSIONS

The applicant has satisfied the requirements necessary for site plan approval as it pertains to the departmental review for compliance with the Zoning Ordinance and zoning case requirements.




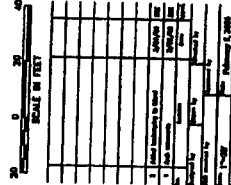
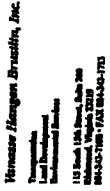
06PM0299

 KROGER EXPANSION-
HICKS ROAD

N 

600 0 600 Feet





Kroger R-50!
2801 Hicks Road
Richmond, VA 23235
Cover HED Municipal District
Bldg/Permit Release

Not Approved for Construction
Layout, Materials, &
Landscape Plan



21102-JA Aug
 Chesterfield Co. Site Plan No.
 Chesterfield Co. Progress No.

[illegible]

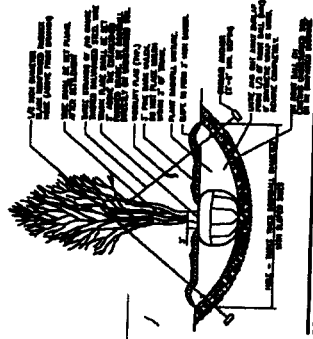
Development Summary

Project 94-16464
 AFM, 10, 100-040
 12000 South Oakley Road
 Denver, CO 80231
 Tel: (303) 742-0022
 Fax: (303) 742-7071

76-81-1089	
Gentry's Station Rt. 21	
Middleton	
Shoreline Bay Recreation	
Shoreline State	

	10-207 June	10-208 W' Production based
on Plant Area		
at	Paid	
at	Paid	
from the Site	No	
from Private Buildings	No	
from the Site	No	
from other sources	No	
		\$1.11 Area of \$162.00 W'

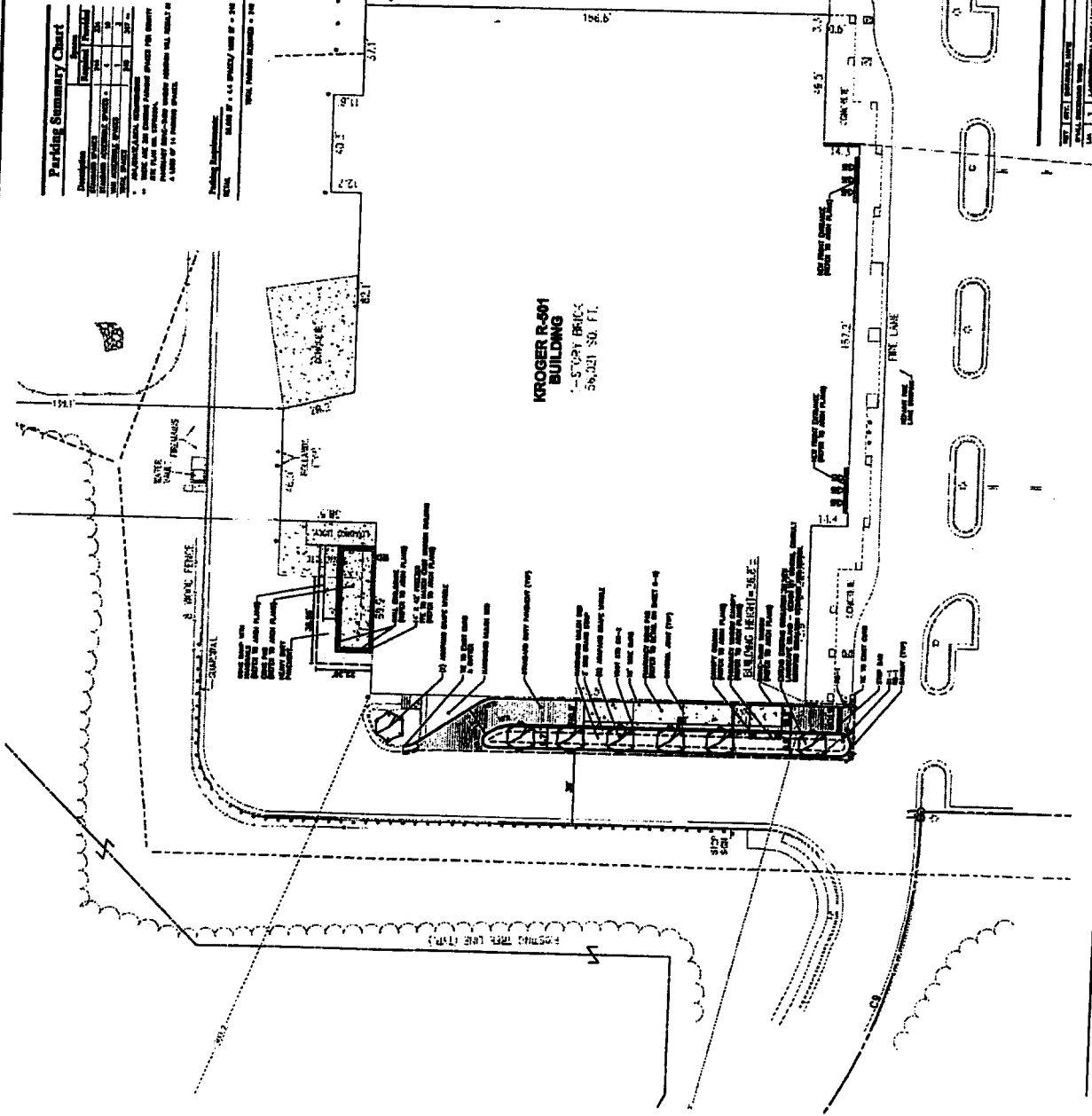
Sign Summary			Date
MATCH	WALK	WALK	
1-1	1-1	1-1	1-1
1-1	1-1	1-1	1-1



Plant List		SPECIES		CALYPSO		TWIN		SERVING	
NO	SHORT NAME	NO	SHORT NAME	NO	SHORT NAME	NO	SHORT NAME	NO	SHORT NAME
1	...	2	...	3	...	4	...	5	...
6	...	7	...	8	...	9	...	10	...
11	...	12	...	13	...	14	...	15	...
16	...	17	...	18	...	19	...	20	...
21	...	22	...	23	...	24	...	25	...
26	...	27	...	28	...	29	...	30	...
31	...	32	...	33	...	34	...	35	...
36	...	37	...	38	...	39	...	40	...
41	...	42	...	43	...	44	...	45	...
46	...	47	...	48	...	49	...	50	...
51	...	52	...	53	...	54	...	55	...
56	...	57	...	58	...	59	...	60	...
61	...	62	...	63	...	64	...	65	...
66	...	67	...	68	...	69	...	70	...
71	...	72	...	73	...	74	...	75	...
76	...	77	...	78	...	79	...	80	...
81	...	82	...	83	...	84	...	85	...
86	...	87	...	88	...	89	...	90	...
91	...	92	...	93	...	94	...	95	...
96	...	97	...	98	...	99	...	100	...

[illegible]

Pruning Requirements:
 100% 1000 SF = 4.4 SPACES/1000 SF = 246
 TOTAL PRUNING REQUIRED = 246



06PM0299-1

KROGER
MD-ATLANTIC

INTERIOR REMODEL
R-501

2801 HICKS ROAD
CHESTERFIELD CO.
VA 23036



DATE: 12/20/05
BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
SHEET NO. 2 OF 2

12/20/05

NO.	DATE	DESCRIPTION
1	12/20/05	ISSUED FOR PERMIT
2	12/20/05	REVISED PER COMMENTS
3	12/20/05	REVISED PER COMMENTS
4	12/20/05	REVISED PER COMMENTS
5	12/20/05	REVISED PER COMMENTS
6	12/20/05	REVISED PER COMMENTS
7	12/20/05	REVISED PER COMMENTS
8	12/20/05	REVISED PER COMMENTS
9	12/20/05	REVISED PER COMMENTS
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A21

